

37/3-93R 65 Walnut Avenue
Takoma Park Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

250 Mt. Vernon Dr. E, K

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1062485

NAME OF PROPERTY OWNER Elliott D. Rosen & Sharon Cohen TELEPHONE NO. 301-270-3132
(Contract/Purchaser) (Include Area Code)

ADDRESS 65 Walnut AV Takoma Park MD 20912 STATE _____ ZIP _____
CITY _____

CONTRACTOR NONE TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 65 Street Walnut AV

Town/City Takoma Park Election District 13

Nearest Cross Street Walnut & Westmoreland Aves

Lot P22 Block 17 Subdivision Pinecrest

Liber 8053 Folio 116 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar
					<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Other: _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 500.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 4 feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Elliott D. Rosen 5/16/93
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date 6-23-93

APPLICATION/PERMIT NO: 9305260063 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 65 Walnut Avenue Meeting Date: 6/23/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93R Tax Credit: No
Public Notice: 6/9/93 Report Date: 6/16/93
Applicant: Elliot Rosen & Sharon Cohen Staff: Nancy Witherell
PROPOSAL: INSTALL FRONT AND SIDE FENCE RECOMMEND: APPROVE

The applicants propose installing a 4'-high picket fence to enclose the front and partial side yard of a stuccoed craftsman-style house listed as a contributing structure in the historic district. The house is on a corner lot. The fence would have three gates, one at the front and one on each side.

STAFF DISCUSSION

Both the style of the fence and its proposed placement are appropriate for the house and its setting. Variations of picket fences are typical for houses of this scale and time period.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

and with the Takoma Park guidelines.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850

217-3625 415-4570
250 Hugesford Drive, Rockville 728-3100

APPLICATION FOR HISTORIC AREA WORK PERMIT

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(Contract/Purchaser) (Include Area Code)

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CITY STATE ZIP

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CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

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Town/City Takoma Park Election District 13

Nearest Cross Street Walnut & Westmoreland Aves

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Circle One: A/C Slab Room Addition
 Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 500.00

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1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

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SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The property is a corner lot at the intersection of Walnut and Westmoreland Aves. The existing structure is a bungalow that has been modified by a variety of its owners. It is identified as a secondary/contributing resource.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project is to enclose the front and side yard with a picket fence. It has no appreciable impact on any of the above. A number of similar bungalows in the neighborhood have picket fences. The project is intended to keep children in the yard and ^{to keep} the general public from using the yard as a thoroughway.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The fence will be a picket fence four feet above grade with 4x4 posts on 8 foot centers. The pickets will be 2"x2" set with a 2 1/2" space between. The stringers will be 2x4 set on edge. The material will be pressure treated. Landscaping around the fence will be match with flowers & shrubs.

- b. the relationship of this design to the existing resource(s):

The fence will be on the property line

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

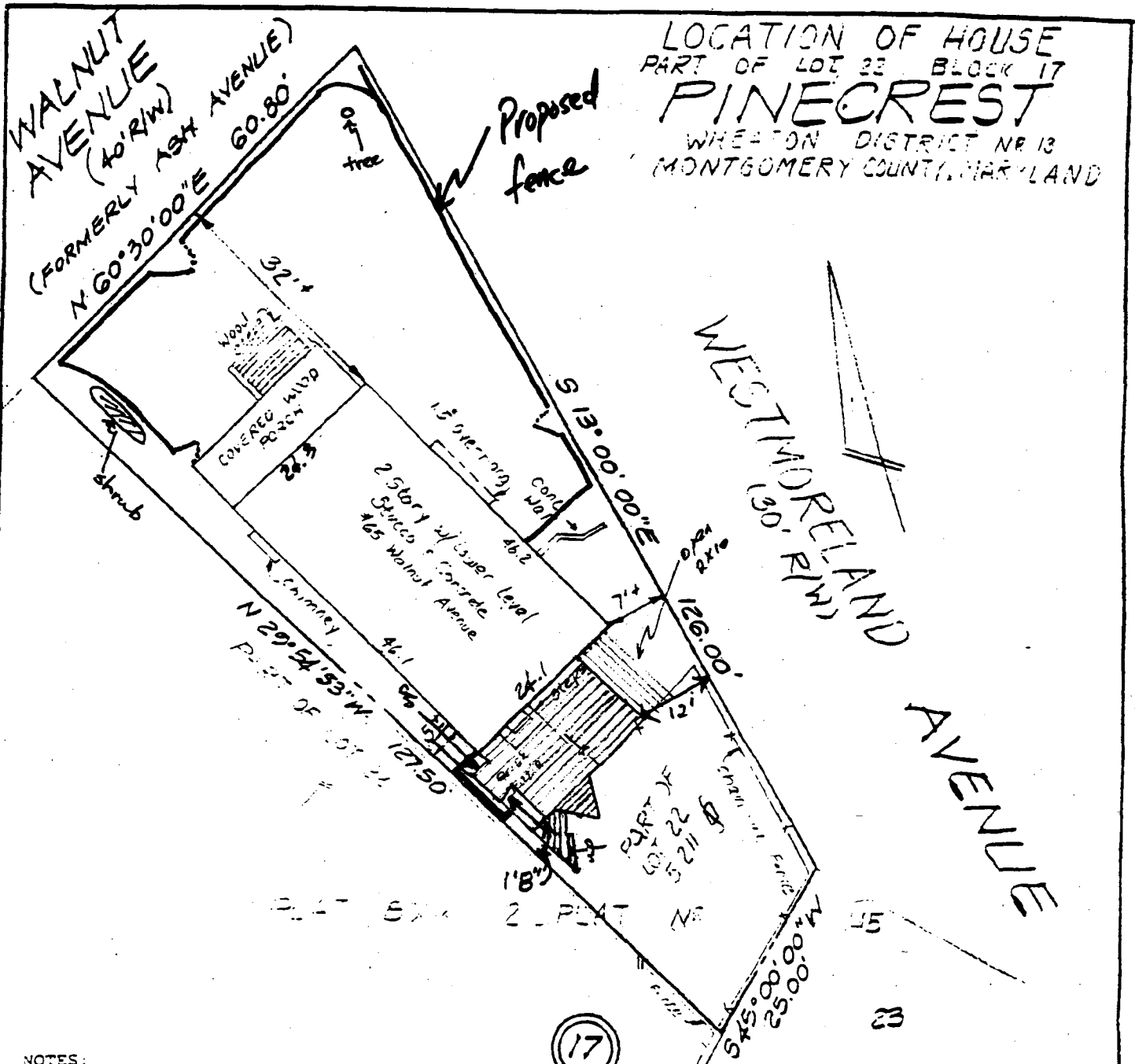
The fence is compatible with the house.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

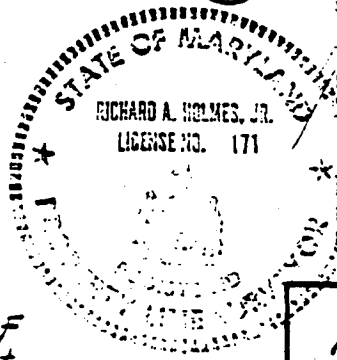


LOCATION OF HOUSE
 PART OF LOT 22 BLOCK 17
PINECREST
 WHEATON DISTRICT NO. 13
 MONTGOMERY COUNTY, MARYLAND

NOTES:

1. This plan was prepared without the benefit of a Title Report that may reveal additional conveyances, easements, rights of way restrictions.
2. This plan is not to be used for determining property lines and should not be used for locating or placing additional improvements.
3. According to the City of Takoma Park, the site does not lie within a 100 Year Flood Plain.

(17)



SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown hereon is correct.

Richard A. Holmes, Jr.
 Richard A. Holmes, Jr.
 Registered Property Line Surveyor
 Maryland No. 171

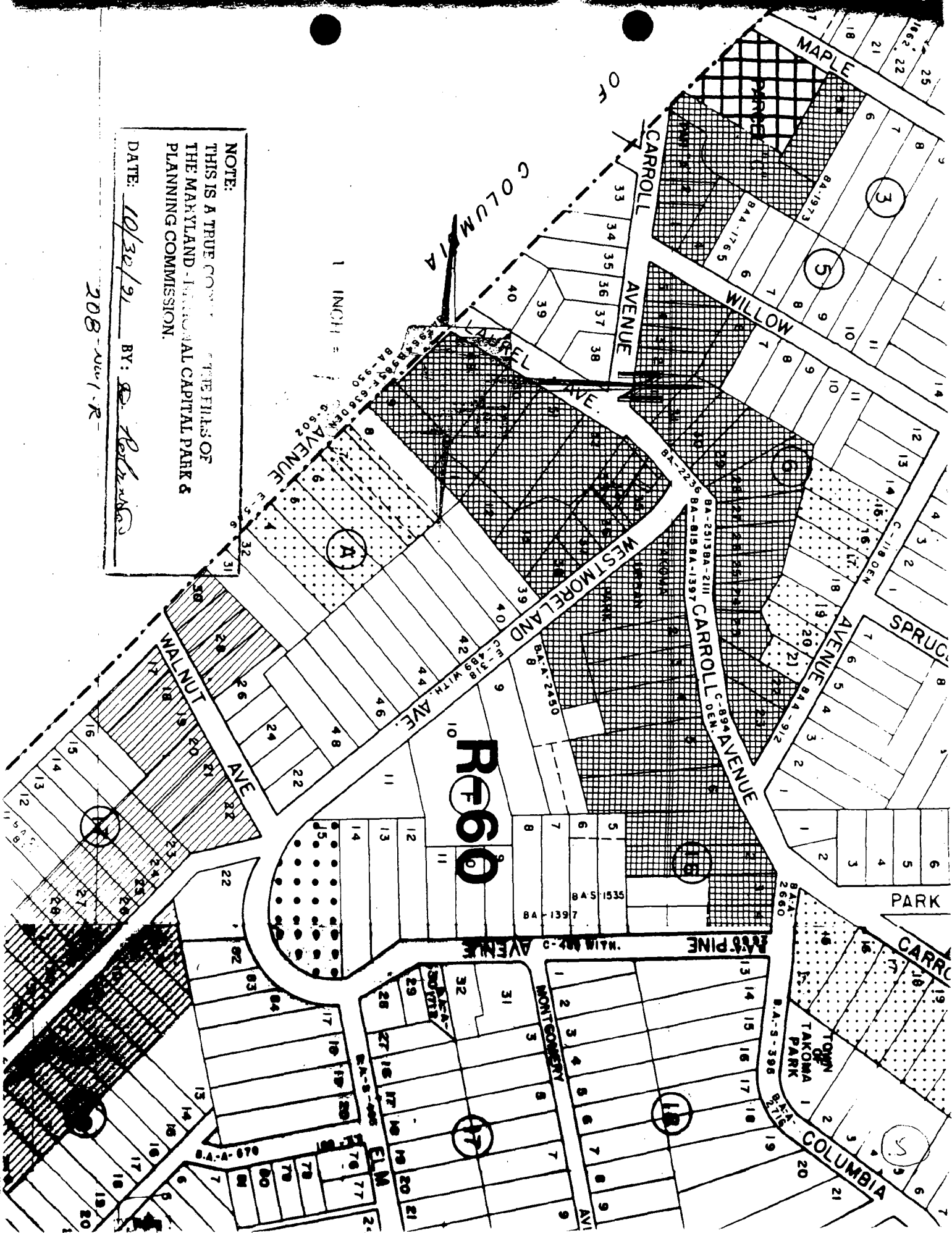
PRECISION SURVEYING AND CONSULTING SERVICES
 5010 SUNNYSIDE AVENUE SUITE 100A
 BELTSVILLE, MARYLAND 20705
 PHONE (301) 249-0440

DRAWN BY EB	CHECKED BY RAM	RECORD NO. P-37077
SCALE 1" = 20'		DATE

(A)

NOTE:
 THIS IS A TRUE COPY OF THE FILLS OF
 THE MARYLAND NATIONAL CAPITAL PARK &
 PLANNING COMMISSION.
 DATE: 10/30/91 BY: R. Robinson
 208-View R

1 INCH =



5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Paul Brown & Suzanne Hubbard
 Address 68 Walnut Av
 City/Zip Takoma Park, MD 20912
2. Name Ron Collins & Susan Cohen
 Address 61 Walnut Av
 City/Zip Takoma Park, MD 20912

3. Name Mitchell Ratner & Ann-Mari Genovill
Address 6814 Westmoreland Av
City/Zip Takoma Park, MD 20912

4. Name Robert Thomas & Polly Hoppin
Address 49 Elm Av
City/Zip Takoma Park, MD 20912

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

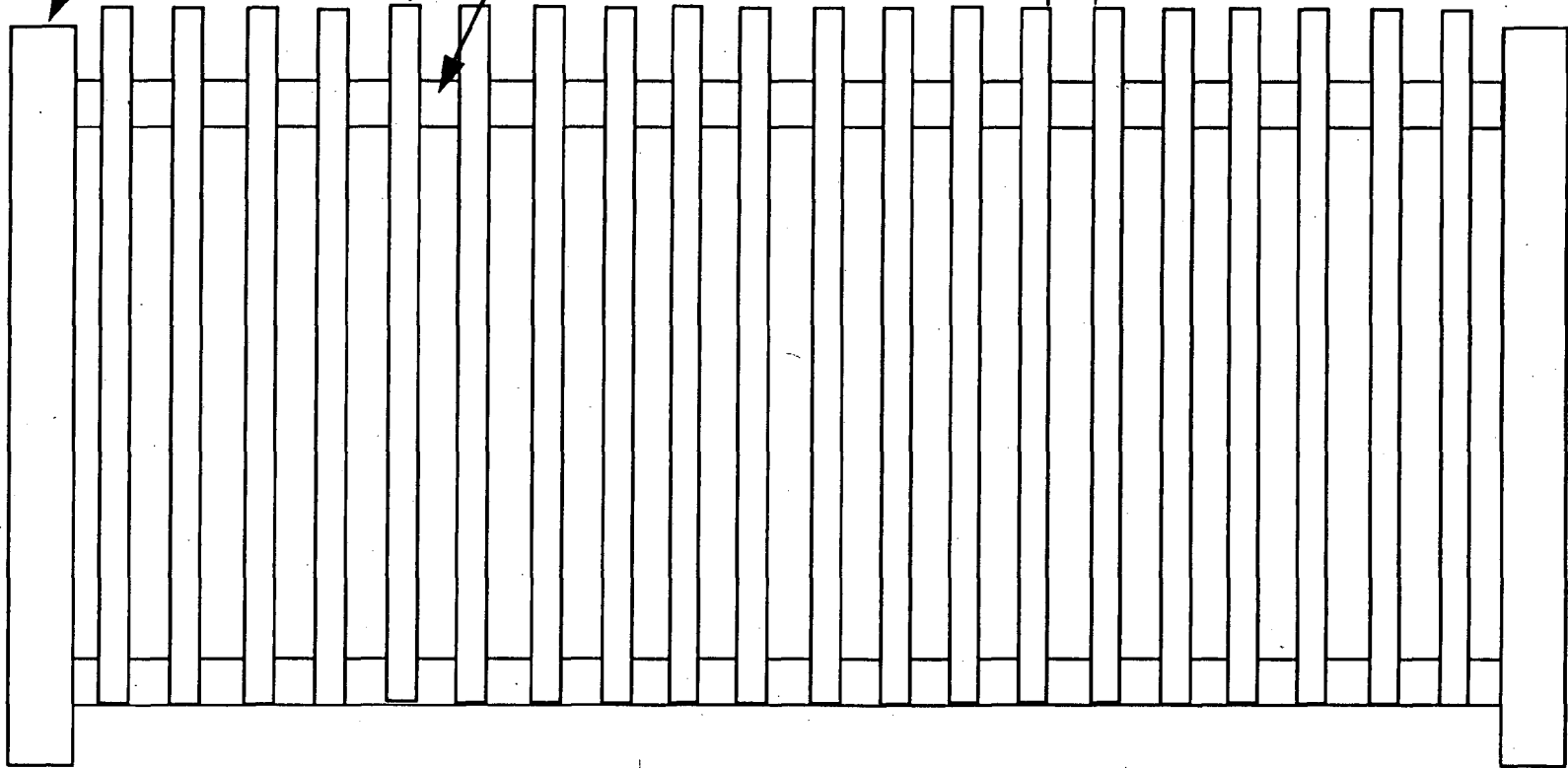
1757E

4" x 4" post
4 ft above grade
8 ft on center

2"x2" picket

2.5" space

2"x4" stringer set on edge



65 WALNUT AV
TAKOMA PARK, MD



65 Walnut Av Takoma Park MD
Viewed looking south from
Elm & Westmoreland

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**